

**IMPORTANT NOTICE TO APPLICANT:**Make check for the total Processing Fee Payable to: Board of County Commissioners.**FOR OFFICIAL USE ONLY:**Agenda Date: 2-8-13Tentative No.: T- 23340-1-NEWReceived Date: 1-25-13**FEES:**

P.W.W.M. \_\_\_\_\_ \$1,872.00  
 Plus \$10.90 per site in excess of 6 sites \_\_\_\_\_ \$0.00  
 P.E.R.A. \_\_\_\_\_ \$210.00

PRINT \$2,082.00

Concurrency Review Fee (\*6.00% of Sub-Total) -- \$124.92 \*Not applicable within Municipalities  
 AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=> \$2,206.92 <====AMOUNT FOR TENTATIVE WITHIN UNINCORPORATED MIAMI-DADE COUNTY

**APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT**Municipality: MIAMI GARDENS Sec.: 35 Twp.: 51 S. Rge.: 41 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.1. Name of Proposed Subdivision: Majorca Estates2. Owner's Name: D. R. Horton, Inc.Phone: 954-949-3000Address: 1245 S. Military Trail, Suite 100 City: Deerfield Beach State: Florida Zip Code: 33442Owner's Email Address: pjherman@drhorton.com3. Surveyor's Name: Jose M. Lopez, PSMPhone: 305-823-3737Address: 7729 NW 146 Street City: Miami Lakes State: Florida Zip Code: 33016Surveyor's Email Address: sherry@tricitygroup.com4. Folio No(s): 34-1135-000-0014 / \_\_\_\_\_ / \_\_\_\_\_5. Legal Description of Parent Tract: Tracts F, H, I and Blocks 1 & 26. Street boundaries: NW 208th Street between 9th & 14th Place7. Present Zoning: PAD

Zoning Hearing No.: \_\_\_\_\_

## 8. Proposed use of Property:

Single Family Res. ( 51 Units), Duplex ( \_\_\_\_\_ Units), Apartments ( \_\_\_\_\_ Units), Industrial/Warehouse ( \_\_\_\_\_ Square .Ft.),  
 Business ( \_\_\_\_\_ Sq. Ft. ), Office ( \_\_\_\_\_ Sq. Ft. ), Restaurant ( \_\_\_\_\_ Sq. Ft. & No. Seats \_\_\_\_\_ ), Other ( \_\_\_\_\_ Sq. Ft. & No. of Units \_\_\_\_\_ )

**NOTE: List all plat restrictions zoning conditions or any other declaration, restriction, condition etc. that might affect this Tentative Plat.**

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or opinion of title to determine accurate ownership information.

Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by P.E.R.A. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)

SS:

Signature of Owner: \_\_\_\_\_

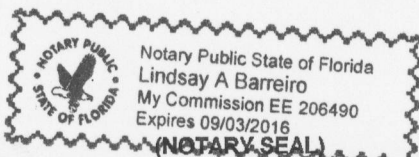
COUNTY OF MIAMI-DADE)

(Print name & Title here): RAFAEL ROCA - V.P.

BEFORE ME, personally appeared Rafael Roca this 14 day of Jan, 2013 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposes therein. Personally known X or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 14 day of January, 2013 A.D.

Signature of Notary Public: \_\_\_\_\_

(Print, Type name here): Lindsay A. Barreira

(Commission Expires)

(Commission Number)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

REV. 2- 11/01/065



# TENTATIVE PLAT OF "MAJORCA ESTATES"

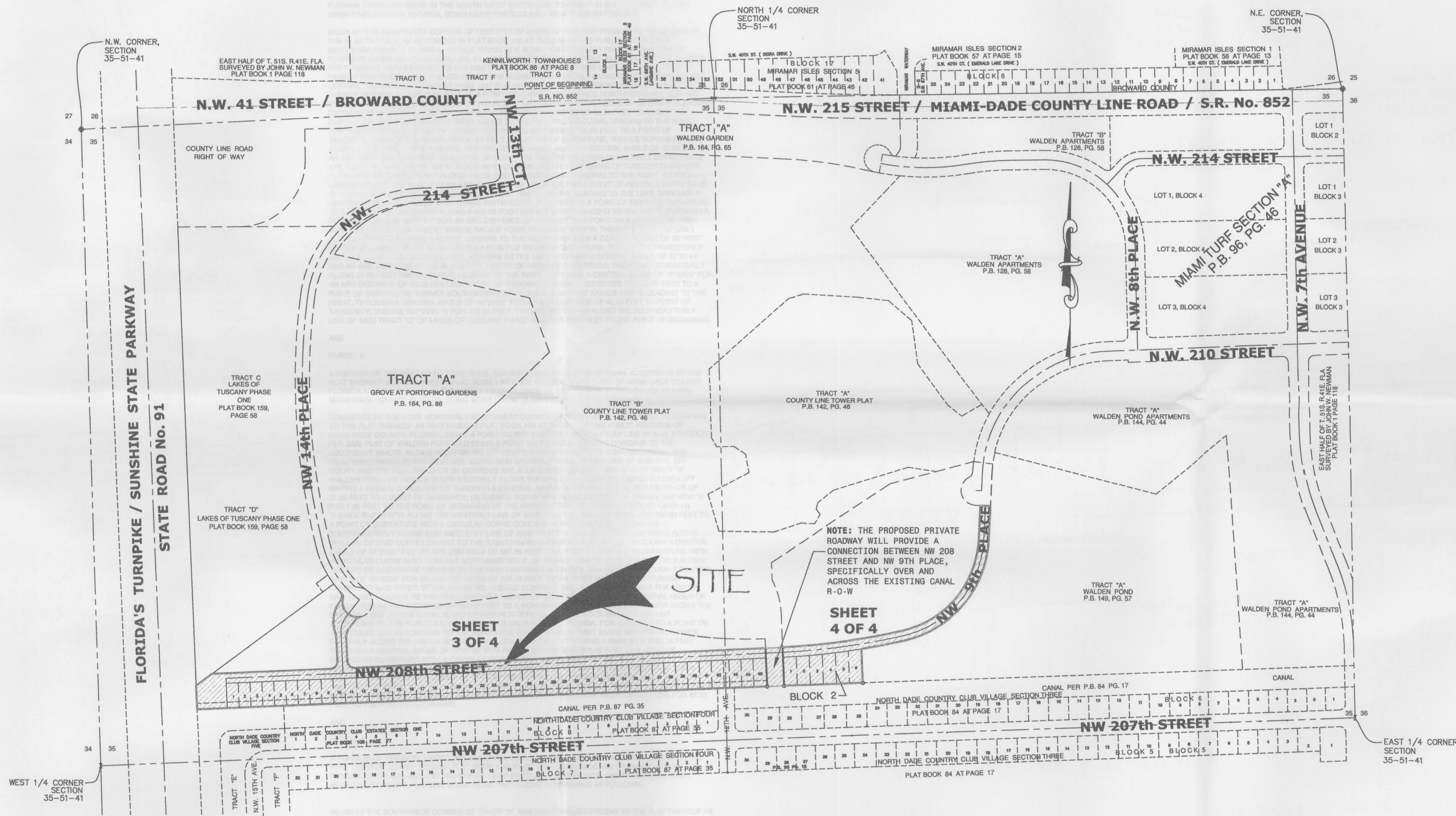
A REPLAT OF A PORTION OF THE EAST HALF OF TOWNSHIP 51 SOUTH, RANGE 41 EAST, ACCORDING TO THE  
PLAT THEREOF, AS RECORDED IN PLAT BOOK 1 AT PAGE 118 OF THE PUBLIC RECORDS OF MIAMI-DADE  
COUNTY FLORIDA, LYING AND BEING IN THE NORTH 1/2 OF SECTION 35, TOWNSHIP 51 SOUTH, RANGE 41 EAST,  
CITY OF MIAMI GARDENS, MIAMI-DADE COUNTY, FLORIDA.

## LEGAL DESCRIPTION

SEE SHEET 2 OF 4 FOR LEGAL DESCRIPTION

## SURVEYOR'S NOTES:

- The herein captioned Property was surveyed and described based on the shown Legal Description as provided by Client.
- Ownership subject to OPINION OF TITLE
- Survey Type: BOUNDARY AND TOPOGRAPHIC SURVEY.
- Tri-County Engineering, Inc. and the certifying Professional Surveyor and Mapper accept no responsibility for Rights-Of-Way, Easements, Restrictions of Record or other matters affecting title to lands surveyed other than those recited in the current Deed and / or other instruments of record furnished by Client.
- This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED.
- There may be additional Restrictions not shown on this survey that may be found in the Public Records of this county. Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
- The vertical control element of this Survey was derived from the National Geodetic Vertical Datum (NGVD) of 1929.
- Miami-Dade County Survey Section provided the benchmark used, as published in its "Benchmark Book", dated May, 2008.  
Locator: 1115, Benchmark number: N-429, Elevation: 7.89' (NGVD), located at NW 215<sup>th</sup> St. and NW 7th Ave.
- Field-measured control for elevation information shown on this survey is based on a level loop. Closure in feet is accurate to a standard of plus or minus .05 ft. times the square root of the distance in miles.
- The accuracy of control survey data was verified by redundant measurements or closed traverse and was found to meet or exceeded the following closure, based on the expected use of the property:
- The Expected use of property is Suburban: with a linear closure of: 1 foot in 7,500 feet;
- Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
- Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
- Additions or deletions to survey, maps, or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
- Contact the appropriate authority prior to any design work on the herein described parcel for Building and Zoning information.
- Underground utilities are not depicted hereon; contact the appropriate authority prior to any design work or construction on the property.
- The Surveyor shall be notified, in writing, as to any deviation from utilities shown hereon, if any.
- AREA OF PROPERTY: 473,236 square feet (including Private Roads); 294,378 square feet (excluding Private Roads).
- Bearings shown hereon and north arrow direction are based on an assumed value of: S01°30'06"E along the West line of the Northeast 1/4 of Section 35-51S-41E.
- By scaled determination the subject property appears to lie in Flood Zone AE Base Flood Elevation = 6.00', as per Federal Emergency Management Agency (FEMA) Community Name: City of Miami Gardens, Community Number 120345, Map /Panel Number 12086C0128 Suffix L, Revised Date: September 11, 2009.
- Any use of this Survey for purposes other than which it was intended, without written verification, will be at the user's sole risk and without liability to the Surveyor and Mapper. Nothing herein shall be construed to give any rights or benefits to anyone than those certified to.
- This survey meets the minimum technical standards set forth in chapter 53-17, Florida Administrative Code, pursuant to section 472.027, Florida Statutes.
- Water and Sewer provider: Miami-Dade Water and Sewer Department.
- Dade County Flood Criteria: 5.75'.
- Existing Zoning Classification: PAD
- Proposed Zoning Classification: RU-1 Ma.
- Development Information: 51 Single Family Homes.
- All Bearings and Distances shown hereon are recorded and measured unless otherwise noted.





# TENTATIVE PLAT OF "MAJAL ESTATES"

A REPLAT OF A PORTION OF THE EAST HALF OF TOWNSHIP 51 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1 AT PAGE 118 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, LYING AND BEING IN THE NORTH 1/2 OF SECTION 35, TOWNSHIP 51 SOUTH, RANGE 41 EAST, CITY OF MIAMI GARDENS, MIAMI-DADE COUNTY, FLORIDA.

## LEGAL DESCRIPTION :

### PARCEL 1:

A PORTION OF THE EAST 1/2 OF T.51S, R.41E, FLA SURVEYED BY JOHN W. NEWMAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 118, PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, LYING AND BEING IN THE NORTH 1/2 OF SECTION 35, TOWNSHIP 51 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF TRACT "C" OF LAKES OF TUSCANY PHASE ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 189 AT PAGE 58 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE S02°31'57"E ALONG THE EASTERLY RIGHT-OF-WAY LINE OF FLORIDA'S TURNPIKE, STATE ROAD NO. 81, ALSO KNOWN AS THE SUNSHINE STATE PARKWAY FOR 100.05 FEET; THENCE N07°38'15"E ALONG THE NORTHERLY CANAL, RIGHT-OF-WAY LINE PER PLAT BOOK 87 AT PAGE 37 FOR 2408.07 FEET; THENCE N02°32'03"W ALONG THE WESTERLY CANAL, RIGHT-OF-WAY LINE PER OFFICIAL RECORDS BOOK 8848 AT PAGE 1247 FOR 181.54 FEET; THENCE S89°57'25"W FOR 1709.95 FEET; THENCE S07°25'01"W FOR 54.84 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A 51.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 89°30'34" FOR AN ARC DISTANCE OF 48.43 TO A POINT OF TANGENCY; THENCE N05°25'49"E FOR 85.51 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A 67.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 39°32'20" FOR AN ARC DISTANCE OF 46.29 FEET TO A POINT OF TANGENCY; THENCE N05°35'40"E FOR 47.63 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A 25.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 45°56'30" FOR AN ARC DISTANCE OF 19.17 FEET TO A POINT OF CURVE; THE FOLLOWING THREE (3) COURSES BEING ALONG THE RIGHT-OF-WAY LINE OF NW 1/4 PLACE AS SHOWN ON SAID PLAT OF LAKES OF TUSCANY PHASE ONE, (1) THENCE NORTHWESTERLY ALONG A 53.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE 112°40'00" FOR AN ARC DISTANCE OF 123.89 FEET TO A POINT OF REVERSE CURVATURE; (2) THENCE NORTHWESTERLY ALONG A 25.00 FOOT RADIUS CURVE, LEADING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 89°30'34" FOR AN ARC DISTANCE OF 34.70 FEET TO A POINT OF REVERSE CURVATURE; (3) THENCE NORTHWESTERLY ALONG A 440.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 50°47'11" FOR AN ARC DISTANCE OF 104 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST WHOSE RADIUS POINT BEARS S47°20'06"W; THENCE SOUTHWESTERLY ALONG A 25.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 80°09'27" FOR AN ARC DISTANCE OF 34.98 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY ALONG A 100.00 FOOT RADIUS CURVE, LEADING TO THE LEFT THROUGH A CENTRAL ANGLE OF 57°01'44" FOR AN ARC DISTANCE OF 149.30 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY ALONG 67.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 16°29'28" FOR AN ARC DISTANCE OF 19.28 FEET TO A POINT OF TANGENCY; THENCE S03°02'35"E FOR 86.96 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A 51.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 80°28'52" FOR AN ARC DISTANCE OF 43.96 FEET TO POINT OF TANGENCY; THENCE S07°25'01"W FOR 498.96 FEET; THENCE S07°17'59"W ALONG THE SOUTHEASTERLY LINE OF SAID TRACT "C" OF LAKES OF TUSCANY PHASE ONE FOR 83.64 FEET TO THE POINT OF BEGINNING.

AND

### PARCEL 2:

A PORTION OF THE EAST 1/2 OF T.51S, R.41E, FLA SURVEYED BY JOHN W. NEWMAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 118, PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, LYING AND BEING IN THE NORTH 1/2 OF SECTION 35, TOWNSHIP 51 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHERLY NORTHWEST CORNER OF TRACT "A", WALDEN POND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 140 AT PAGE 57 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF N.W. 9TH COURT PER SAID PLAT OF WALDEN POND AND BEING A POINT ON A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST WHOSE RADIUS POINT BEARS S77°25'27"E FROM SAID POINT OF COMMENCEMENT; THE FOLLOWING THREE (3) COURSES ARE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SAID N.W. 9TH COURT AND THE FOLLOWING SIX (6) COURSES ARE ALONG THE WESTERLY LINE OF SAID TRACT "A", WALDEN POND: (1) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE LEADING TO THE LEFT HAVING A RADIUS OF 509.00 FEET THROUGH A CENTRAL ANGLE OF 10°15'14" FOR AN ARC DISTANCE OF 91.29 FEET TO A POINT OF TANGENCY; (2) THENCE S02°10'19"W FOR 136.07 FEET; (3) THENCE N07°40'41"W FOR 1.00 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; (4) THENCE S02°10'19"W ALONG THE WESTERLY LINE OF SAID TRACT "A", WALDEN POND, FOR 137.93 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE NORTHWESTERLY; (5) THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE OF SAID TRACT "A", WALDEN POND, AND BEING ALONG THE ARC OF SAID CURVE LEADING TO THE RIGHT HAVING A RADIUS OF 480.00 FEET THROUGH A CENTRAL ANGLE OF 74°22'20" FOR AN ARC DISTANCE OF 567.50 FEET TO A POINT OF COMPOUND CURVATURE WITH A CIRCULAR CURVE ALSO CONCAVE NORTHWESTERLY; (6) THENCE CONTINUE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE LEADING TO THE RIGHT HAVING A RADIUS OF 2904.79 FEET THROUGH A CENTRAL ANGLE OF 0°33'34" FOR AN ARC DISTANCE OF 182.19 FEET TO THE MOST WESTERLY NORTHWEST CORNER OF SAID TRACT "A", WALDEN POND; THENCE CONTINUE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE LEADING TO THE RIGHT HAVING A RADIUS OF 2904.79 FEET THROUGH A CENTRAL ANGLE OF 0°32'29" FOR AN ARC DISTANCE OF 31.62 FEET TO A NON-TANGENT LINE; THENCE N02°30'00"W ALONG THE EASTERLY LINE OF THE CANAL, RIGHT-OF-WAY LINE PER OFFICIAL RECORD BOOK 8848 AT PAGE 1247 ACCORDING TO THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, FOR 42.00 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTH AND WHOSE RADIUS POINT BEARS N05°07'49"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE LEADING TO THE LEFT HAVING A RADIUS OF 2882.79 FEET THROUGH A CENTRAL ANGLE OF 10°10'32" FOR AN ARC DISTANCE OF 35.58 FEET TO A POINT OF COMPOUND CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE LEADING TO THE LEFT HAVING A RADIUS OF 418.00 FEET THROUGH A CENTRAL ANGLE OF 74°22'20" FOR AN ARC DISTANCE OF 542.68 FEET TO A POINT OF TANGENCY; THENCE N06°19'19"E FOR 137.93 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID N.W. 9TH COURT, WALDEN POND; THENCE S87°40'41"E ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR 42.00 FEET TO THE POINT OF BEGINNING.

AND

### PARCEL 3:

A PORTION OF THE EAST 1/2 OF T.51S, R.41E, FLA SURVEYED BY JOHN W. NEWMAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 118, PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, LYING AND BEING IN THE NORTH 1/2 OF SECTION 35, TOWNSHIP 51 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF TRACT "A", WALDEN POND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 140 AT PAGE 57 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE S07°25'01"W ALONG THE NORTHERLY LINE OF THE CANAL, RIGHT-OF-WAY FOR 326.89 FEET; THENCE N02°32'03"W ALONG THE EASTERLY LINE OF THE CANAL, RIGHT-OF-WAY PER OFFICIAL RECORD BOOK 8848 AT PAGE 1247 ACCORDING TO THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, FOR 120.25 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE TO THE NORTHWEST AND WHOSE RADIUS POINT BEARS N05°07'49"W; THENCE NORTHEASTERLY ALONG A 2864.79 FOOT RADIUS CURVE, LEADING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 0°35'28" FOR AN ARC DISTANCE OF 301.62 FEET; THENCE S02°32'03"E ALONG THE WESTERLY LINE OF SAID TRACT "A" FOR 142.44 FEET TO THE POINT OF BEGINNING.

AND

### PARCEL 4:

A PORTION OF THE EAST 1/2 OF T.51S, R.41E, FLA SURVEYED BY JOHN W. NEWMAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 118, PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, LYING AND BEING IN THE NORTH 1/2 OF SECTION 35, TOWNSHIP 51 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHERLY NORTHWEST CORNER OF TRACT "A", WALDEN POND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 140 AT PAGE 57 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF N.W. 9TH COURT PER SAID PLAT OF WALDEN POND AND BEING A POINT ON A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST WHOSE RADIUS POINT BEARS S77°25'27"E FROM SAID POINT OF COMMENCEMENT; THE FOLLOWING THREE (3) COURSES ARE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SAID N.W. 9TH COURT; (1) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE LEADING TO THE LEFT HAVING A RADIUS OF 509.00 FEET THROUGH A CENTRAL ANGLE OF 10°15'14" FOR AN ARC DISTANCE OF 91.29 FEET TO A POINT OF TANGENCY; (2) THENCE S02°10'19"W FOR 136.07 FEET; (3) THENCE N07°40'41"W FOR 1.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID N.W. 9TH COURT; THE FOLLOWING THREE (3) COURSES ARE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID N.W. 9TH COURT; (1) THENCE N07°40'41"W FOR 42.00 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; (2) THENCE N07°40'41"W FOR 21.20 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 61.00 FEET; (3) THENCE WESTERLY 2.89 FEET ALONG SAID CURVE LEADING THROUGH A CENTRAL ANGLE OF 0°30'19" TO A POINT OF CURVE WITH A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 26.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS N04°50'39"E; THENCE SOUTHEASTERLY AND SOUTHERLY 38.10 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0°72'31" TO A POINT OF CURVE ON A LINE; THENCE N02°10'19"E ALONG SAID LINE FOR 24.91 FEET TO THE POINT OF BEGINNING.

## Surveyor's Certificate:

I HEREBY CERTIFY: That this Boundary and Topographic Survey and the Sketch of Survey resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said Survey meets the intent of the applicable provisions of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to rule 6J-17 of the Florida Administrative Code and its implementing Law, Chapter 472.027 of the Florida Statutes.

I further certify: That the positional uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerances.

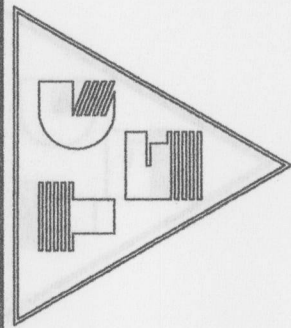
Tri-County Engineering, Inc.  
Florida Certificate of Authorization Number LB6507

By: *[Signature]*  
Jose W. Lopez, P.E., S.M.  
Professional Surveyor and Mapper Number 4849  
State of Florida, for the Firm.

JAN 15 2014

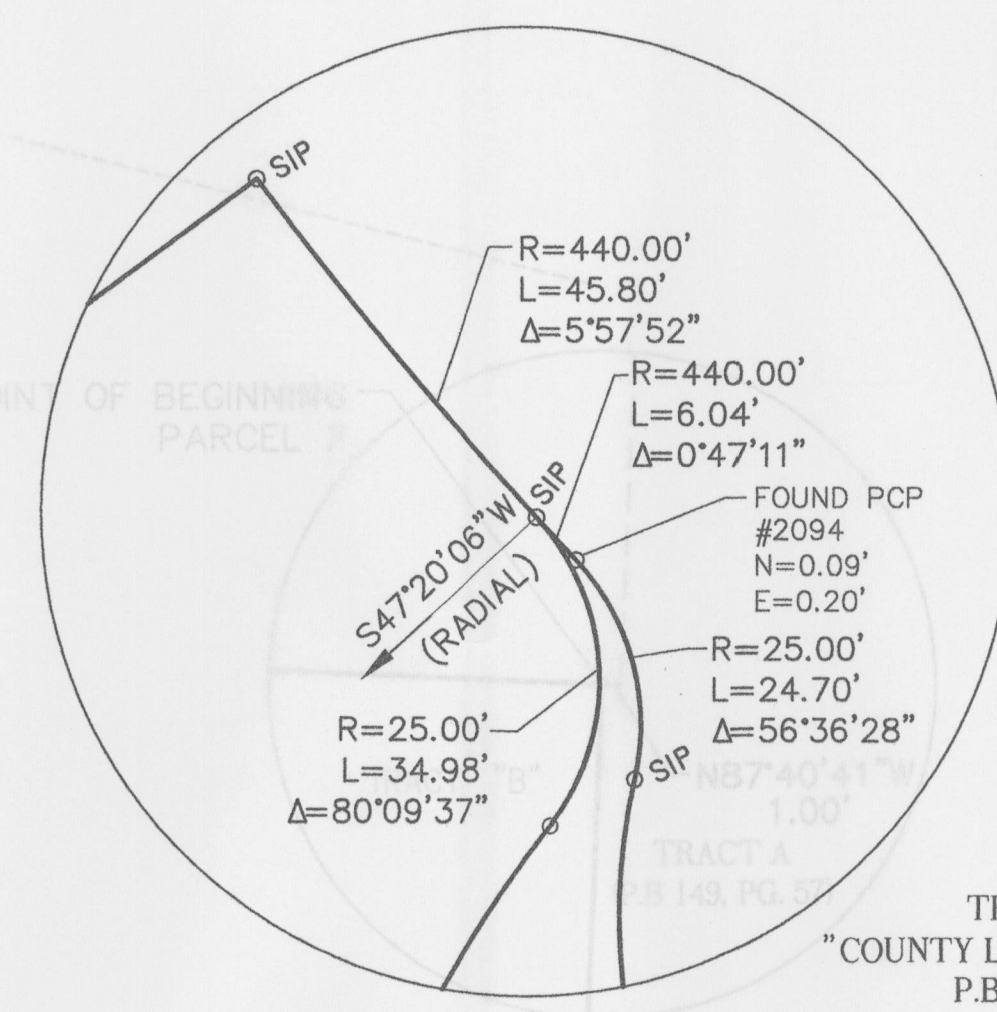
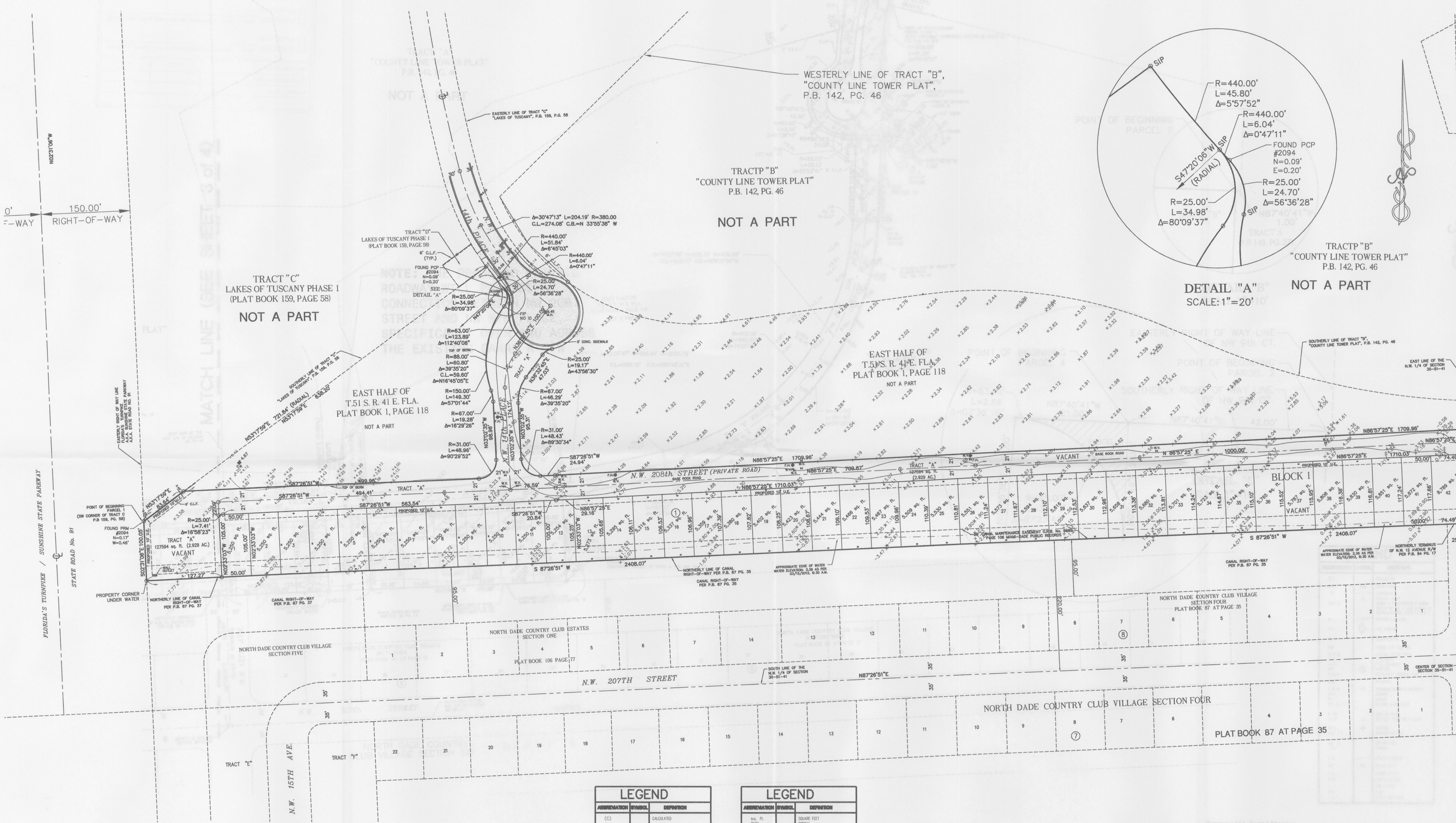
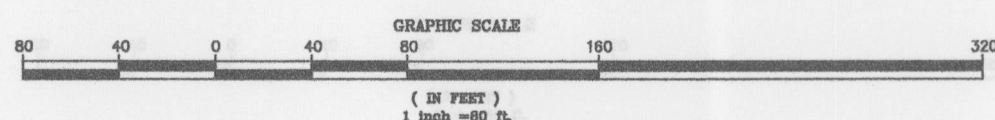
NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Sketch of Survey are prohibited without the written consent of the signing party.

TRI-COUNTY ENGINEERING, INC.  
ENGINEERS • ARCHITECTS • SURVEYORS & MAPPERS  
CONSTRUCTION MANAGEMENT  
CERTIFICATE#SB-6706-AA-27777, LB-6507  
QB-63862, FLORIDA  
7729 NW 146 St.  
Miami Lakes, FL 33016  
Ph: (305) 823-3737  
Fax: (305) 823-3172



BY	REVISIONS	REVISIONS AS PER CITY OF MIAMI GARDENS	DATE	BY
	08/15/2012	UPDATE SURVEY	DR HORTON	
	10/20/2012	ADD PARCEL 4 AS PER TRAFFIC COMMENTS		
	08/25/2014			
CERTIFIED TO:				
SCALE:		AS SHOWN		
CHECKED BY:		JML		
DRAWN BY:		JOSEB		
DATE OF FIELD WORK:		03-15-2012		
ORDER NUMBER:		120131		
FIELD BOOK:		F-266		
SHEET		2 OF 4		





NOTE: ALL BEARING AND DISTANCES SHOWN HEREON ARE RECORDED AND MEASURED AS PER DEED, UNLESS OTHERWISE NOTED.

LEGEND		
ABBREVIATION	SYMBOL	DEFINITION
(C)		CALCULATED
CB		CATCH BASIN
C		CONCRETE
(DOT)		DOT
EL		ELEVATION
PH		PERMANENT HYDROGRAPHIC
Q		QUANTITY
FRP		FRONT PROPERTY
D.H.B.		DEED HISTORY BOOK
P.O.		PLAT OF RECORD
W		WATER
P.C.P.		PERMANENT CONTROL POINT
(M)		MEASURED
P.R.M.		PERMANENT REFERENCE MONUMENT
(R)		RECORD
(R & M)		RECORD & MEASURED
R/W		RIGHT-OF-WAY
S.U.P.		SET 1/2" FROM FACE 10' 600'
SEC.		SECTION
SQ. FT.		SQUARE FOOTAGE

LEGEND		
ABBREVIATION	SYMBOL	DEFINITION
Sq. Ft.		SQUARE FEET
U.E.		UTILITY EASEMENT
WV		WATER VALVE
C.L.		CHAIN LENGTH
C.B.		CATCH BASIN
L		LENGTH
P.C.		PERMANENT CONTROL POINT
C.L.P.		CHAIN LINK FENCE

CONTACT PERSON INFORMATION

Name: JOSE M. LOPEZ, P.S.M.

Telephone Number: (305) 823-3737

Fax Number: (305) 823-3172

e-mail address: joelopez@tricountygroup.com

**Surveyor's Certificate:**  
I HEREBY CERTIFY: That this Boundary and Topographic Survey and the Sketch of Survey resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said Survey meets the intent of the applicable provisions of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to rule 5J-17 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.  
I further certify: That the positional uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerances.

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Florida Certificate of Authorization Number LB8507

By: *[Signature]*  
Jose M. Lopez, P.S.M.  
Professional Surveyor and Mapper Number 4849  
State of Florida, for the Firm. JAN 15 2014

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TRI-COUNTY ENGINEERING, INC.  
ENGINEERS & ARCHITECTS & SURVEYORS & MAPPERS  
CONSTRUCTION MANAGEMENT  
CERTIFICATES: EB-6706AA-2777, LB-6507  
QB-63862, FLORIDA  
7729 NW 146 St.  
Miami Lakes, FL 33016  
Ph: (305) 823-3737  
Fax: (305) 823-3172

BY

REVISIONS

08/15/2012  
10/20/2012

REVISIONS AS PER CITY OF MIAMI GARDENS  
UPDATE SURVEY

CERTIFIED TO:

DR HORTON

SCALE:

AS SHOWN

CHECKED BY:

JML

DRAWN BY:

JOSEB

DATE OF FIELD WORK:

03-15-2012

ORDER NUMBER:

120131

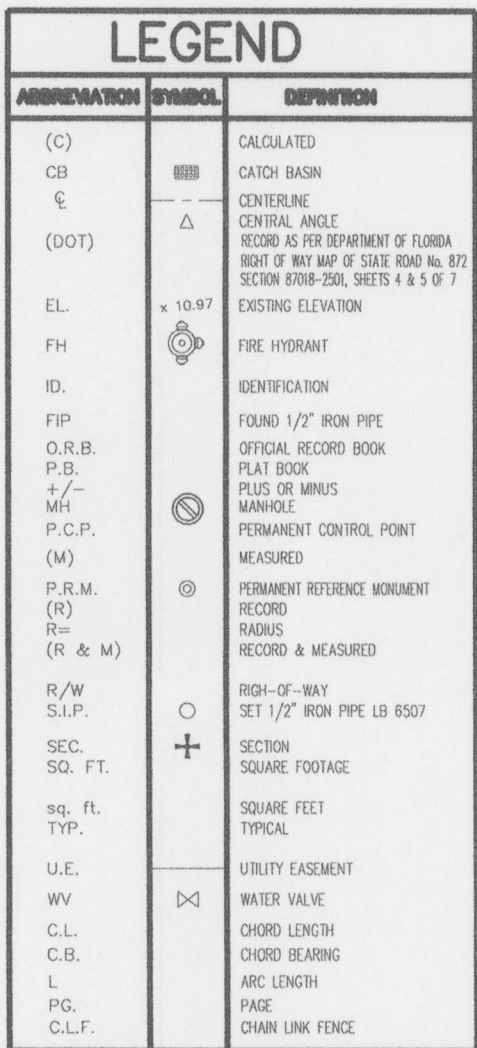
FIELD BOOK:

F-266

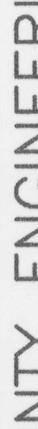
SHEET

3 OF 4





NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Sketch of Survey are prohibited without the written consent of the signing party.

		<b>TRI-COUNTY ENGINEERING, INC.</b> ENGINEERS • ARCHITECTS • SURVEYORS & MAPPERS CONSTRUCTION MANAGEMENT CERTIFICATES-EB-6706-AA-2777, LB-6507 QB-63862, FLORIDA 7729 NW 146 St. Miami Lakes, FL 33016 Ph: (305) 823-3737 Fax: (305) 823-3172	
BY:			
CERTIFIED TO:		REVISIONS	
DR HORTON		REVISIONS AS PER CITY OF MIAMI GARDENS 08/15/2012 UPDATE SURVEY	
SCALE:		10/20/2012 ADD PARCEL 4 AS PER TRAFFIC COMMENTS	
CHECKED BY:		08/25/2014 CHANGE NW 9th COURT TO NW 9th PLACE	
DRAWN BY:		12/12/2014 FIRE DEPARTMENT COMMENTS	
DATE OF FIELD WORK:			
03-15-2012			
ORDER NUMBER:			
120131			
FIELD BOOK:			
F-266			
SHEET			
4 OF 4			